

## STAFF REPORT

**To:** Board of Architectural Review  
**From:** Kevin Lawlor, Sr. Planner  
**Date:** BAR Meeting Feb. 22, 2012  
**Re:** Agenda Item 6.a.

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### BAR CASE TLHP-2012-0004

Address: 108 Cornwall Street, NE

Project: Install new ADA chair lift with new door on the south (front) face of the building. Install an ADA ramp with new door along with lead walk on the east (side) face of the building. Remove existing shed door on east (side) face of building to accommodate the ramp and new door.

Zoned: B-1 w/ H-1 Overlay

Applicant: Clint Good, for property owner Olive Branch Lodge 114

Architect/Contractor: Clint Good

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### ISSUE

The applicant is requesting to make the structure ADA accessible. The applicant proposes to install an ADA lift at the front door, including installation of another matching door on the east side of the gabled vestibule entry to match the existing front door on the west side; in order to provide access to the upper level.

In addition, the applicant is requesting to remove the shed type entry on the east side of the building, while maintaining the existing roof to provide cover over the door. The new proposed door will match the existing front door along with matching the other new proposed front door. The applicant is proposing an ADA ramp to enter the lower level of the structure with a lead walk and ramp providing access to the Semones parking lot owned by Loudoun County.

In reviewing this project, staff referred to, and the BAR should use, the Old and Historic District Design Guidelines.

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### STAFF ASSESSMENT

The design guidelines (p.45) state that access should be located at a well defined entrance to the building and where providing that access will not cause permanent damage to character features of the building. Furthermore, design wheelchair ramps to have the least visual effect on the building and/or setting.

Keeping these points in mind, staff questions the necessity to provide two exterior access points. Both access points combined are making significant changes to the character of the building. Allowing the ADA access to the front door entry would be in keeping with the design guidelines. The proposed door could be

The second proposed ADA access on the east side of the building requires cutting into the ground approximately 2.5 to 3 feet along with removing the shed type entrance except for the roof portion. This will also include an ADA ramp into the building, lead walk to the County owned Semones parking lot with an ADA ramp feeding into the parking lot.

Instead of providing ADA access to both floors individually through separate doors, the applicant should consider an interior method for moving from one floor to another. The proposed side access creates a significant change from the building's current condition. Staff copied a member of the County General Services division regarding allowing the ramp feeding into the County owned parking lot. His comments are below.

"The proposed ramp from the Olive Branch Lodge to the Semones parking lot is not recommended. This lot is reserved parking for citizens and law enforcement going to the Courts. Also, a discharge of handicapped citizens onto County owned property without proper physical and legal safeguards is not acceptable".

The applicant is proposing to feed the ADA ramp directly into the parking lot travel isle versus directly to an approved ADA parking space. This part of the project is deemed unsafe, in addition to making an excessive change to the overall exterior of the structure.

The lift proposed at the front door will require the existing planting to be removed. There could also be the removal of two more plantings should the Board approve the side entrance as proposed.

#### STAFF RECOMMENDATION/DRAFT MOTION

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Based on the facts that:

- The addition of the new front door and portable ADA lift appears to meet the design guidelines for accessibility provided in section f. of the site and design guidelines in the OHD guidelines; and
- The addition of the side lower entrance with new door, removal of shed type entrance, ADA ramp into building, lead walk and ramp onto the Loudoun County (Semones) parking lot do not appear to meet the design guidelines and creates an unsafe condition; and
- The applicant does not have legal documentation to permit a connection to the County owned parking lot.
- Any plant materials removed as a result of this project shall be replaced with the same number and a type meeting the requirements of the zoning ordinance, elsewhere on the property.

I move to approve TLHP-2012-0004 as amended with the following clarifications (should the BAR have any):

Or;

I move to approve only that portion of TLHP-2012-0004 relating to the front of the building including the proposed door to match the existing front door along with the portable ADA lift. Any plant material removed as part of this project will be replaced with material meeting the requirements of the Zoning Ordinance and placed elsewhere on the property as approved by staff.